



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 201-0017

PROPERTY LOCATION: 416 Hume Avenue, Alexandria, Va 22301

TAX MAP REFERENCE: 025.01-02-25 **ZONE:** CL

APPLICANT:

Name: Chad Maxwell Pieper

Address: 1265 Elder Avenue, Boulder, Colorado 80304

PROPOSED USE: Craft Brewery


☒ **THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Chad Maxwell Pieper
Print Name of Applicant or Agent

 3/23/11
Signature Date

1265 Elder Avenue
Mailing/Street Address

703.304.3976
Telephone # Fax #

Boulder, Co. 80304
City and State Zip Code

Tenbrewing@gmail.com
Email address

ACTION-PLANNING COMMISSION: _____ **DATE:** _____

ACTION-CITY COUNCIL: _____ **DATE:** _____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 416 Hume Avenue, Alexandria, Virginia, I hereby
 (Property Address)

grant the applicant authorization to apply for the Craft Brewery use as
 (use)

described in this application:

STEVEN
PIEPER

Name: [Signature]

Phone: 570 465-5512

Please Print

Address: 1486 OBER RAPIDS RD

Email: SW PIEPER@SAINTTEL.NET

STASBURG, VA
22657

Signature: [Signature]

Date: 3/15/11

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☒ Required floor plan and plot/site plan attached.

☐ Requesting a waiver. See attached written request.

2. The applicant is the (check one):

☐ Owner

☐ Contract Purchaser

☒ Lessee or

☐ Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent.

Chad Pieper, 100% owner

1265 Elder Ave

Boulder, Co.

80304

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Chad Maxwell Pieper *	1265 Elder Avenue Boulder, Co. 80309	100%
2. name of business to be determined once incorporation is established		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 416 Hume Avenue (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Steven R. Pieper, LLC	1486 Deer Rapids Road Strasburg, Va. 22657	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Chad Maxwell Pieper (Lessee & capital fund obligator)	none	—
2. Steven R. Pieper (lessor & business loan provider)	none	—
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

3/23/11

Date

Chad Maxwell Pieper

Printed Name



Signature

Alexandria City Council

William Euille
Kerry Donely
Frank Fannon IV
Alicia Hughes
Rob Krupicka
Redella "Del" Pepper
Paul Smedberg

Planning Commission

John Komoroske
H. Stewart Dunn
Jesse Jennings
Donna Fossum
Mary Lyman
J. Lawrence Robinson
Eric Wagner

Board of Zoning Appeals

Mark Allen
Geoffrey Goodale
John Keegan
Stephen Koenig
David Lantzy
Jennifer Lewis
Eric Zander

Board of Architectural Review

Old and Historic District

Chlp Carlin
Oscar Fitzgerald
Thomas Hulfish
Arthur Keleher
Wayne Neale
Peter Smeallie
John Von Senden

Board of Architectural Review

Parker-Gray District

William Conkey
Robert Duffy
Christina Kelley
H. Richard Lloyd, III
Douglas Meick
Philip Moffat
Deborah Rankin

Updated 7/27/2010

Definition of business and financial relationship.

Section 11-305 of the Zoning Ordinance defines a business or financial relationship as any of the following:

- (1) a direct one;
- (2) by way of an ownership entity in which the member or a member of his immediate household is a partner, employee, agent or attorney;
- (3) through a partner of the member or a member of his immediate household;
- (4) through a corporation in which any of them is an officer, director, employee, agent or attorney or holds 10 percent or more of the outstanding bonds or shares of stock of a particular class. In the case of a condominium, this threshold shall apply only if the applicant is the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium;
- (5) not as an ordinary customer or depositor relationship with a professional or other service provider, retail establishment, public utility or bank, which relationship shall not be considered a business or financial relationship;
- (6) created by the receipt by the member, or by a person, firm, corporation or committee on behalf of the member, of any gift or donation having a value of more than \$100, singularly or in the aggregate, during the 12-month period prior to the hearing on the application from the applicant.

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

☐ **Yes.** Provide proof of current City business license

☐ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

I am applying to obtain a Special Use Permit in order to open a craft brewery in Alexandria. Alexandria once had a vibrant brewing culture which unfortunately never recovered after Prohibition. Having been born and raised in Northern Virginia I plan on bringing the craft back to the area. What does craft brewing mean for the neighborhood as well as for the City of Alexandria? While the proposed brewery will be humbly small, we seek to be an intricate part of our community; both residential and business focused. We aim to become a neighborhood brewery (not a bar) where locals will be proud to purchase locally made beer and support a rising craft. We stride to work with local, small, independently owned restaurants and specialty stores within Old Town Alexandria to offer high-end, locally produced beer (please note that over 95% of sales will be through off-premise accounts within the City of Alexandria and surrounding areas).

(Continued on additional pages)

We will also be very environmentally focused. Our goal from the outset is to recycle 75% of our bi-product and water use will be held to a minimum (cleaning, etc.). Additionally, we will offer 100% of our used grain to agricultural processes which is a common practice for small breweries.

We will offer beer for off-site consumption (six- & twelve-packs, growlers, kegs, and small batch specialty beer releases in "corked & caged" 750ml bottles) and, much like the wine industry, there will be a limited amount of samples available in the brewery although there will be no monetary compensation for those samples. Our beer will be marketed in the high-end, ultra-premium category and appeal to craft beer connoisseurs, sold for \$9-\$10 per six-pack. Under no circumstances will the brewery's property be used by customers to congregate and consume beer (other than inside of the brewery's tasting room).

Our beers will be distributed by a local, family-owned distribution company that will be created with the sole intention of marketing and selling beer produced at 416 Hume Avenue. Beer deliveries will be made from a van or small truck that will be loaded by hand (no large machinery will be used to load our delivery van).

Narrative Description continued

Grain will be delivered to the brewery based on demand but we estimate to receive one large shipment quarterly and smaller deliveries only one to two times per month. Other deliveries will include bottles or cans one to two times per month and various other small parcel deliveries (e.g., United States Postal Service, UPS, FedEx) will occur during normal business hours.

While parking is allowed on the north side of Hume Avenue, the property allows parking for six automobiles.

Trash and recycling will be removed once a week by a private trash removal company.

As customers will be visiting the brewery, the building and property's appearance will be well kept and maintained, free of trash and weeds at all times.

Our marketing will be tasteful and respectful; aimed at hightend beer buyers within the City of Alexandria and Washington, D.C.

USE CHARACTERISTICS

4. The proposed special use permit request is for (check one):

- ☒ a new use requiring a special use permit,
☐ an expansion or change to an existing use without a special use permit,
☐ an expansion or change to an existing use with a special use permit,
☐ other. Please describe: _____

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect?

Specify time period (i.e., day, hour, or shift).

Mon.-Thur. 2-4 people / hour during tasting room hours (2-6 pm). Fri.-Sun. 3-6 people / hour during tasting room hours (12-8 pm). As previously mentioned, the majority of business will come from sales to restaurants and beer stores. It is also important to note that there will be a limited number of free samples (9-6oz.); a large amount of beer consumption will not be allowed.

B. How many employees, staff and other personnel do you expect?

Specify time period (i.e., day, hour, or shift).

Two full time employees: (Monday-Saturday, 7am-8pm), with the possibility of one part time employee.

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

Monday-Friday

Monday-Friday

Saturday-Sunday

Hours:

7am-6pm (brewing : brewing related operations)

2pm-6pm (tastings : beer sales)

12pm-8pm (tastings : beer sales)

7. Please describe any potential noise emanating from the proposed use.

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

Brewing: minimal noise level; no major automated equipment

Packaging: no major automated equipment, packaging line is pneumatically operated.

Chiller: a chiller will be placed on top of the roof of the building to cool the fermentation tanks which will be approximately the equivalent of a household air-conditioning unit.

B. How will the noise be controlled?

Brewing: noise will be contained in the walls of the brewery.

Packaging: noise will be contained in the walls of the brewery.

Chiller: this chiller can be enclosed in a sound barrier to block noise produced from it.

8. Describe any potential odors emanating from the proposed use and plans to control them:

A mild sweet malt aroma during brewing which will be directed to a vent on the roof of the building and used grain will be stored in sealed containers on-premise and removed as needed.

9. Please provide information regarding trash and litter generated by the use.

A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)
Used grain generated will be removed and recycled for agricultural use. Very limited amount of actual trash will be generated.

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)
2-3 bags of trash per week and 3-4 bags of recyclable material per week.

C. How often will trash be collected?

Weekly.

D. How will you prevent littering on the property, streets and nearby properties?

Trash and recycling bins will be available for use inside of building and mobile trash containers will be stored in rear of building.

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☒ Yes.

☐ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

PBW (Powder Brewery Wash): An alkaline, non-caustic, environmentally and user friendly cleaner. Uses free oxygen in water to remove soil and produces oxygen in the process; very safe (and beneficial) for sewer systems. Hazardous ingredients: sodium metasilicate (30%). NFPA rating: Health 1; Flammability 0, Reactivity 1.

continued on additional page

#10 continued

Acid 5: Blend of inorganic acids formulated to passivate and re-passivate stainless steel. Hazardous ingredients: phosphoric acid (6%); nitric acid (38%). NFPA hazard rating: Health 3; Flammability 0, Reactivity 1.

Star San: An acid anionic, non-rinse sanitizer, excellent hand/soak sanitizer. Hazardous ingredients: phosphoric acid (50%), dodecylbenzene sulfonic acid (15%). NFPA hazard rating: Health 3, Flammability 0, Reactivity 1.

* Please feel free to speak with Bob Nold (303.287.0186), our consultant on chemical cleaners. Mr. Nold is employed with Five Star Chemical Company and has offered his time to answer any of your questions related to chemicals and their properties which will be used in the brewing process.

11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☒ Yes. ☐ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

Alcohol and brewer's yeast are organic products which will be generated as a natural occurring process in the production of beer. Yeast will be reused in the brewing process and beer (containing the alcohol created) will be packaged in either bottles or cans and kegs for distribution.

12. What methods are proposed to ensure the safety of nearby residents, employees and patrons?

All chemicals will be stored in a secure location inside building and all employees will go through training on proper use and disposal of chemicals. Safety posters will be displayed near all chemicals.

ALCOHOL SALES

13.

- A. Will the proposed use include the sale of beer, wine, or mixed drinks?

☒ Yes ☐ No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

It is important to note that the majority of sales (>95%) will be off-premise through restaurants and beer stores. Beer sold at the brewery will be available for off-premise consumption only; sold in six and twelve-pack containers as well as special, limited release "cork & caged" 750ml bottles. Kegs and growlers (1/2 gallon containers filled off of the draft system in the tasting room) will also be available for purchase. Virginia law will not allow for the sale of on-site consumption for this type of business.

As mentioned earlier in this application, while craft beer will be sold out of the brewery, it will not be a location for individuals to congregate and drink around the building. Six-packs will retail for \$9-\$10 and the 750ml bottles will retail for \$12-\$20 and attract clientele that will certainly understand the beer is for enjoyment with moderation.

PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use:

6 Standard spaces
0 Compact spaces
0 Handicapped accessible spaces.
yes Other. North side of Hume Avenue street side parking available.

Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A _____

Does the application meet the requirement?

☐ Yes ☐ No

- B. Where is required parking located? (check one)

☒ on-site

☐ off-site

If the required parking will be located off-site, where will it be located?

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

☐ Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are available for the use? One

Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____

Does the application meet the requirement?

☐ Yes ☐ No

- B. Where are off-street loading facilities located? 418 Hume Avenue. The City of Alexandria has designated a dedicated loading zone in front of 418 Hume Avenue for the purpose of serving businesses at 416, 417, and 418 Hume Avenue.
- C. During what hours of the day do you expect loading/unloading operations to occur?
Loading: 8am - 2pm, Monday - Friday
Unloading: 8am - 6pm, Monday - Friday
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
Loading: One - two times a day, Monday - Friday
Unloading: Two times a month

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Yes, it is adequate.

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☒ Yes ☐ No

Do you propose to construct an addition to the building? ☐ Yes ☒ No

How large will the addition be? _____ square feet.

* There will be a non-permanent storage container in back of building taking up an estimated 4'x4' footprint.

18. What will the total area occupied by the proposed use be?

2,811 sq. ft. (existing) + _____ sq. ft. (addition if any) = 2,811 sq. ft. (total)

19. The proposed use is located in: (check one)

☒ a stand alone building (plus it's unattached existing additions)

☐ a house located in a residential zone

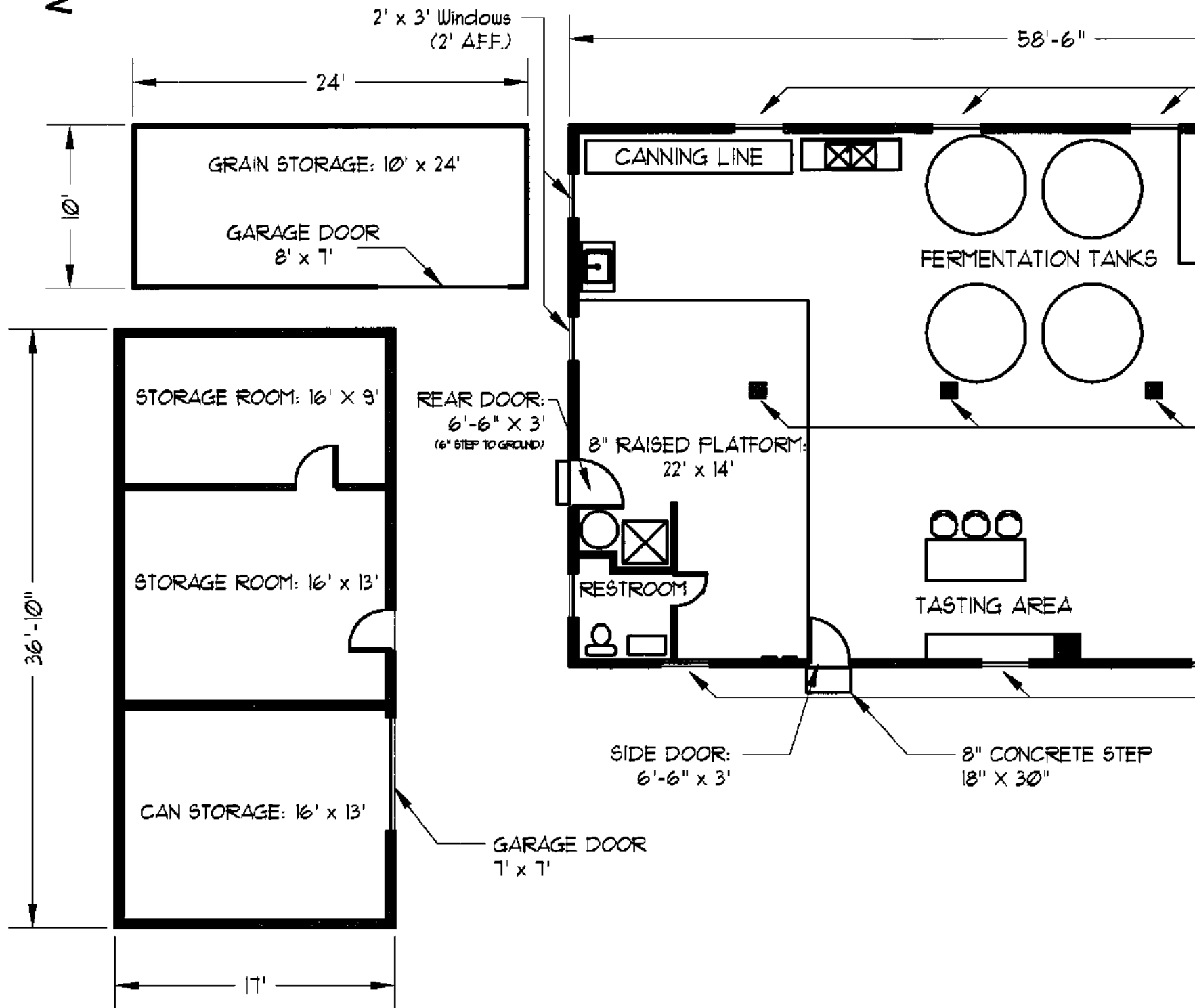
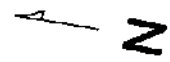
☐ a warehouse

☐ a shopping center. Please provide name of the center: _____

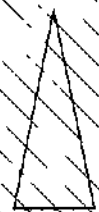
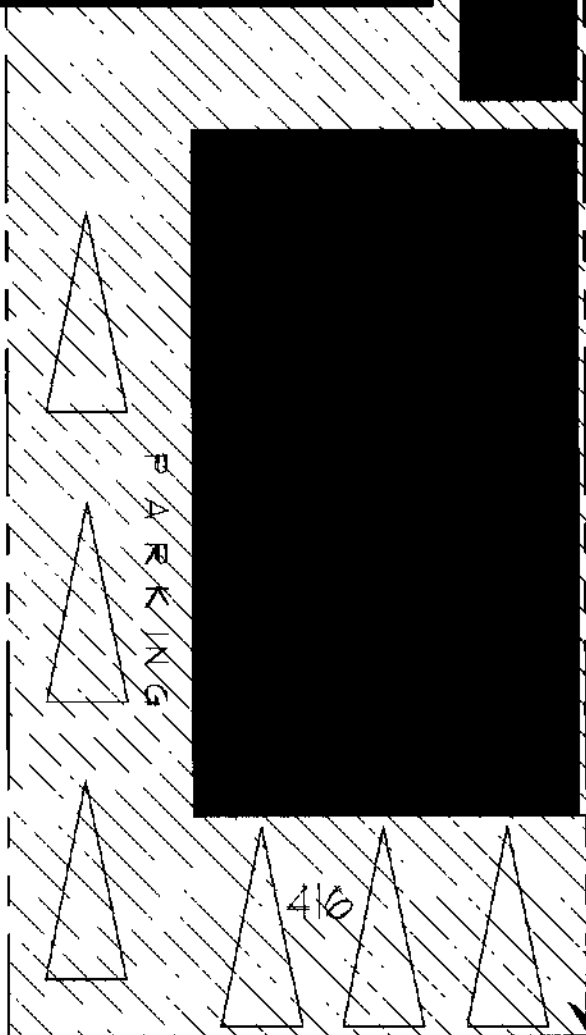
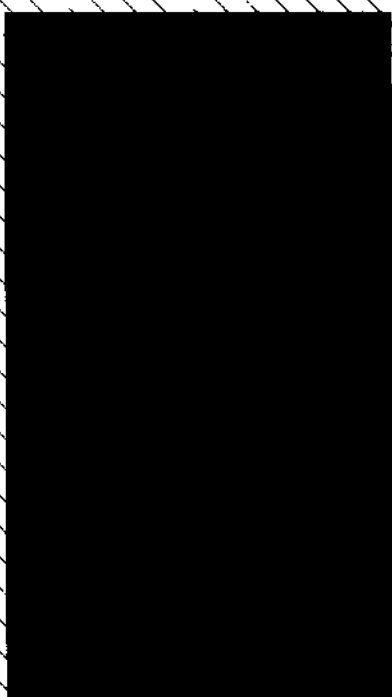
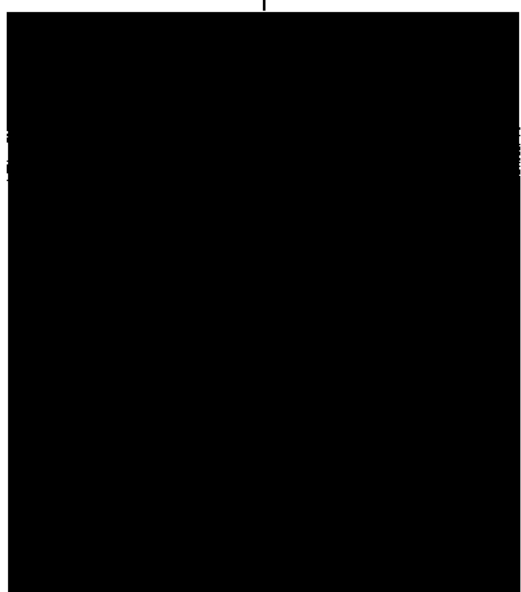
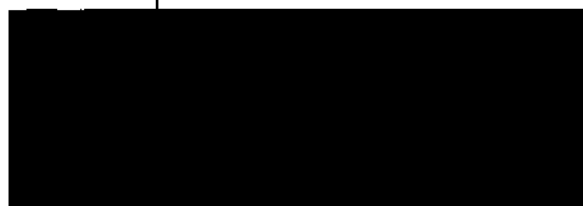
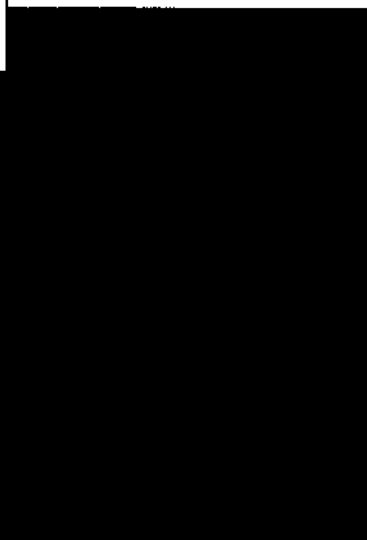
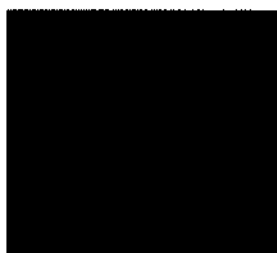
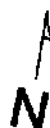
☐ an office building. Please provide name of the building: _____

☐ other. Please describe: _____

End of Application



FLOOR PLAN



U
P
R
T
S
G



412

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416

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